

December 9, 2022

Noah Saldo  
Town Clerk  
PO Box 1014  
Boiling Springs, NC 28017

RE: Park Master Plan Element of Boiling Springs Land Use Update

Dear Members of the Selection Committee:

We were excited to learn that the Town would like to undertake a master plan for the existing community park and adjacent Town-owned acreage into an expanded asset for recreation, events, and public space. This project would be done in conjunction with the Town's Land Use Plan Update for efficiency and synergy. This project will require a project team with extensive experience in both land use planning and park planning, as well as funding and sustainable solutions to bring to life Boiling Springs' goals and visions, and set a plan for the future park and community space. ColeJenest & Stone/Bolton & Menk, Inc. takes great pride in designing and managing land use and community open space projects that are safe, sustainable, and beautiful.

**Park Planning Expertise** – CJS/Bolton & Menk is passionate about park and greenway design and is dedicated to a set of strong guiding principles for park planning. We are committed to incorporating appropriate, feasible, and sustainable design elements into every park. We believe successful public park design is an economic driver that creates destinations as well as positive transitions to every surrounding land use. Our Charlotte team, founded by two NC State University landscape architects over 35 years ago, has completed nearly 300 park and open space projects in multiple communities across the Carolinas.

Listening is the most valuable step in the park design process. Even more than a team dedicated to the creation of beautiful, high-quality public open spaces, CJS/Bolton & Menk has a genuine enthusiasm for understanding the culture, historical context, needs, and uniqueness of every community. Our previous work leading the Boiling Springs' Downtown Master Plan enables us to bring a basis of understanding of community goals and opportunities. Marshall Giles, our local Director of Planning & Landscape Architecture and the Project Manager for the Downtown Master Plan, will lead the park master plan effort.

**Implementable Public Space Solutions** – We deliver implementable park master plans that bridge the gap between vision/innovation and shovel-readiness. We offer a spectrum of implementation support services to ensure the concepts generated in this plan become reality. Our extensive experience in park construction in the Carolinas means that we know how to develop projects that are inspiring, but also feasible to implement. We will integrate the park master plan public involvement with the land use plan process, so all parties stay informed about both plans' progress and are on board with proposed improvements. We know the importance of listening to stakeholders and constituents is key to successful community buy-in and implementation.

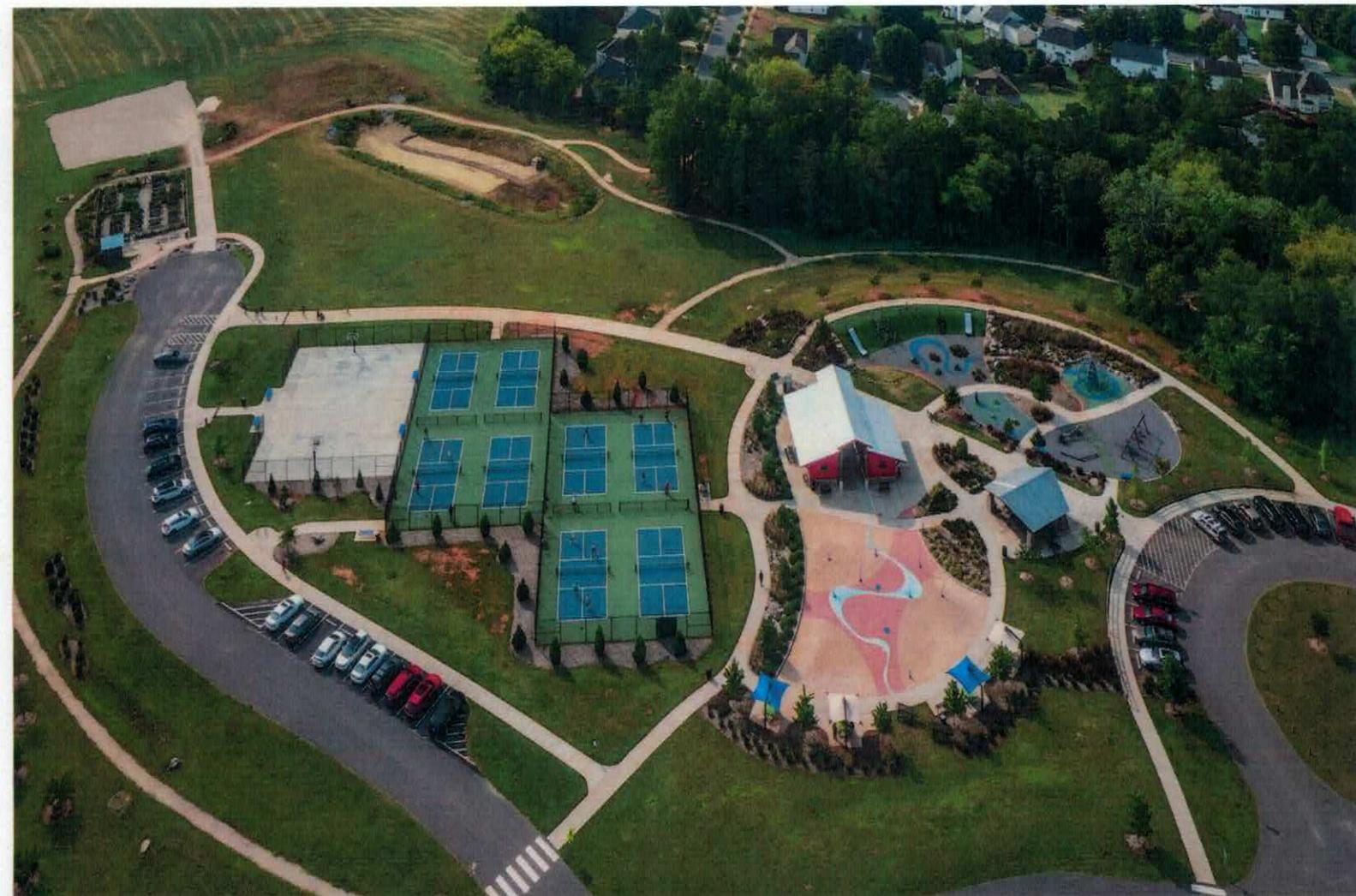
**Dedicated Team of Funding Specialists** – Bolton & Menk has secured more than \$1 billion for our clients over the last 25 years. Our funding work group continually researches funding opportunities and regularly shares the information with our clients. Our team will help position Boiling Springs for a range of park implementation funding opportunities including PARTF and other sources. We have a wide range of experience securing funding for infrastructure projects required for community enhancement.

In continued service to the Town of Boiling Springs, we are excited about the opportunity to complete the community park master plan in conjunction with the Land Use Plan Update. Attached you will find some of our recent experience in park master planning and implementation as well as an outline of our proposed park master plan approach. We understand what needs to be accomplished for the successful completion of the Town's community park master plan and we would be honored to work with Town again.

Bolton & Menk, Inc.

*Andrew J Babb*

Andrew Babb, AICP, PE  
Project Manager



# PROJECT APPROACH AND WORK PLAN

## Park Master Plan Proposed Approach

Project master plans are only as good as their ability to assist the town in implementing improvements. They are meant to respond to the needs of today and facilitate long-term solutions which plan for growth and a sustainable future.

Based on the recommendations that our team will identify with the Town, we will formulate a phasing strategy for how elements of the master plan will be implemented. Information from the preliminary assessments and community priorities, along with understanding the projected town growth patterns, will directly impact the phasing plan and create future opportunities to expand parks and recreation amenities.

Our team will identify phasing and implementation opportunities, plotting them along a timeline. This will help the town to prioritize and focus on one project at a time. This will also be a useful tool for planning and organizing funding opportunities to help facilitate expected growth.

The following is an outline of our proposed park master plan process, which would occur in conjunction with the Land Use Plan Update process for efficiency and synergy.

### Coffee Break - Designing Parks video



### Task 1: Pre-Project Planning

Administration  
Project Management Plan  
Project Kickoff  
Mapping and Background Information  
Site Observation  
Site Inventory & Analysis

### Task 2: Master Plan

Stakeholder Input-Sharing and Exploring  
(In conjunction with Land Use Plan Update)  
Programming  
Concept Alternatives  
Preliminary Schematic Design  
Preliminary Master Plan Review

### Task 3: Project Funding & Implementation

Cost Estimating  
Regulatory and Approval Process  
Project Budget  
Project Schedule & Phasing

#### Final Deliverables

Working closely with Town Staff, review staff & stakeholder comments to be incorporated in final plan(s). Prepare color-rendered illustrative master plan (24" x 36") for overall park and image boards. Final deliverables to be supported by details of logical project Phasing Strategies and the cost of development associated with those phases. A summary of possible efficiencies presented in combining phases will also be noted. To include both printed and digital versions of all deliverables.

Final deliverables will include summary of implementation information as well as public input that can be used as the basis for a PARTF grant application or for other grant funding sources.



## CITY OF SIMPSONVILLE DOWNTOWN PARK & STREETSCAPE DESIGN

SIMPSONVILLE, SOUTH CAROLINA

### PLANNING + LANDSCAPE ARCHITECTURE

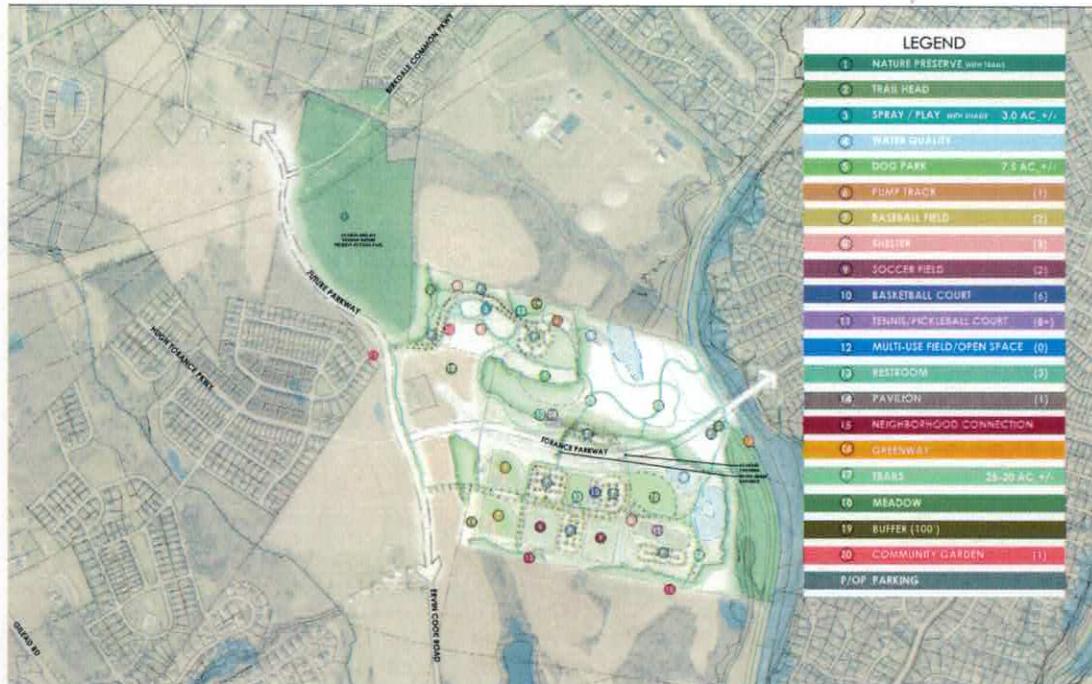
CJS/Bolton & Menk is helping the City of Simpsonville complete a downtown revitalization project to further achieve their downtown master plan guiding principles of: Simply Historic. Simply Connected. Simply Home. Our team is leading the civil engineering, planning, landscape architect, and GIS services on an approximately 26-acre city park redesign. Three new buildings will be constructed on site to better serve the local community including a new fire station, police station/city hall, and county municipal court. The park will be redesigned to better serve the current needs of the public including a new playground, two youth football fields, updated walking paths, and versatile open space for park programming of events. The city also won a C Fund grant for a portion of the streetscape work and we are working with the C Fund vendor, CoTransCo, and SCDDOT to redesign nine corridors surrounding the park to increase connectivity, improve safety and traffic conditions, and create a more walkable environment. Next steps of this project include schematic design through to construction drawings for the 26-acre park and corridor redesign.

**CLIENT**  
City of Simpsonville

**PROJECT SIZE**  
Park: 26 acres  
Five corridors in downtown

**STATUS**  
Ongoing

**REFERENCE**  
Dianna Gracely  
City Administrator  
118 N.E. Main Street  
Simpsonville, SC 29681  
864-967-9526  
dianna@simpsonville.com



## PARKS

### CURRENT STATUS

Completed

### PROJECT OWNER

Mecklenburg County Park and Recreation Department

### PROJECT SCHEDULE

Design: 11/2016 - 2/2017

Construction: 2/2018 - 11/2018

### PROFESSIONAL SERVICES PROVIDED

Planning

Landscape Architecture

### PROJECT MANAGER

Marshall Giles, ASLA, PLA

### KEY TEAM MEMBERS

**CJS/Bolton & Menk**

*Charlotte, NC*

Andrea James, PLA

Senior Project Landscape Architect



## COOK REGIONAL PARK

CHARLOTTE, NORTH CAROLINA

### PLANNING + LANDSCAPE ARCHITECTURE

Cook Regional Park & Charles and Ida Graham Park are adjacent parklands located in Huntersville, NC in northern Mecklenburg County along Ervin Cook Road. Cook Regional Park is approximately 191 acres of active farmland. The parcels composing Charles and Ida Graham Park total approximately 44 acres of forested land. Many of Huntersville's largest residential subdivisions are nearby and have easy access. McDowell Creek Greenway runs along the east edge of the properties increasing connectivity through the County's greenway system.

In partnership with Mecklenburg County Park and Recreation, ColeJenest & Stone/Bolton & Menk conducted a feasibility study of the 191± combined acres to evaluate and demonstrate layout options for a future county regional park. Utilizing program elements from previous public engagement conducted by the town, the study options to incorporate identified programming and maximize the accessibility of the park lands while respecting the site's history, natural features. The study also evaluates the impact of a future extension of Hugh Terrence Parkway as identified in the Huntersville thoroughfare plan. In coordination with the county, CJS assisted in hosting a public informational meeting to communicate the results of the feasibility study and preliminary designs.



## PARKS

### CLIENT

City of Charleston Parks  
Department

### PROJECT SIZE

5 acres

### ARCHITECT

LS3P Associates Ltd.

### REFERENCE

Mr. Edmund Most, RLA  
Deputy Director - Capital Projects  
City of Charleston Parks  
Department  
843.958.6405  
moste@charleston-sc.gov

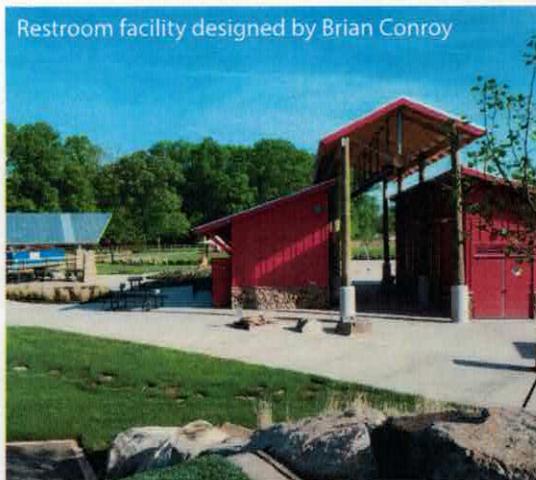
## GADSDENBORO PARK

CHARLESTON, SOUTH CAROLINA

### PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

CJS/Bolton & Menk provided master planning and landscape architectural services for Gadsdenboro Park in Charleston, SC. This five-acre tract of land is nearby the South Carolina Aquarium and the Charleston Maritime Center. The park is expected to attract families in the surrounding neighborhoods and is geared towards high pedestrian traffic.

The charrette and public process were integral to identifying key components desired within the park by neighborhood residents. The park will provide a variety of experiences including two prominent portals that act as "front doors" to the space and a great lawn in the center with two soccer fields. The fields are surrounded by a series of outdoor spaces along the perimeter. These edge "rooms" will feature a formal lawn, decorative fountains in prominent locations, a playground area for two age groups, swings, outdoor game tables, and a hardscape area that doubles as an event stage.



## CLARKS CREEK COMMUNITY PARK

CHARLOTTE, NORTH CAROLINA

### PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

The Clarks Creek Community Park is a 32.5 acre community park in north Charlotte. The park is separated from the existing 96.6 acre Clarks Creek Nature Preserve by Hucks Road. The project scope included site analysis, feasibility study/conceptual design, master planning, community meetings, design development, cost estimates, construction documents, and construction administration. Due to the sensitivity of the park's proximity to Clarks Creek Nature Preserve, the Park incorporates plant materials that increase bird attraction while decreasing predators. Park programming includes a sprayground, playground, play meadow, community garden, pickle ball courts, basketball court, restrooms, park shelter with a picnic area, separate dog parks for large and small dogs, and a trail system, which includes both paved and natural surfaces, and connections to the adjacent communities.

The community park is adjacent to existing neighborhoods and is an amenity used by both the adjacent neighbors and community stakeholders. Public engagement and thoughtful coordination with all community stakeholders was essential to the design and implementation of this community asset. Our firm worked closely with Mecklenburg County to meet the design guidelines and planning principles set forth by the Park and Recreation Department to ensure safety, accessibility, economy, recreation, and overall aesthetics.

## PARKS

### CLIENT

Mecklenburg County Park and Recreation Department

### PROJECT SIZE

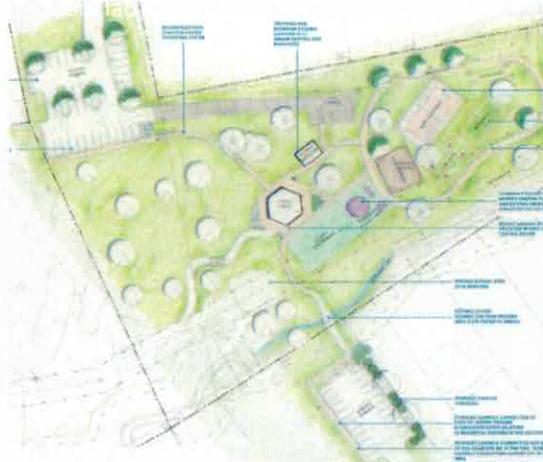
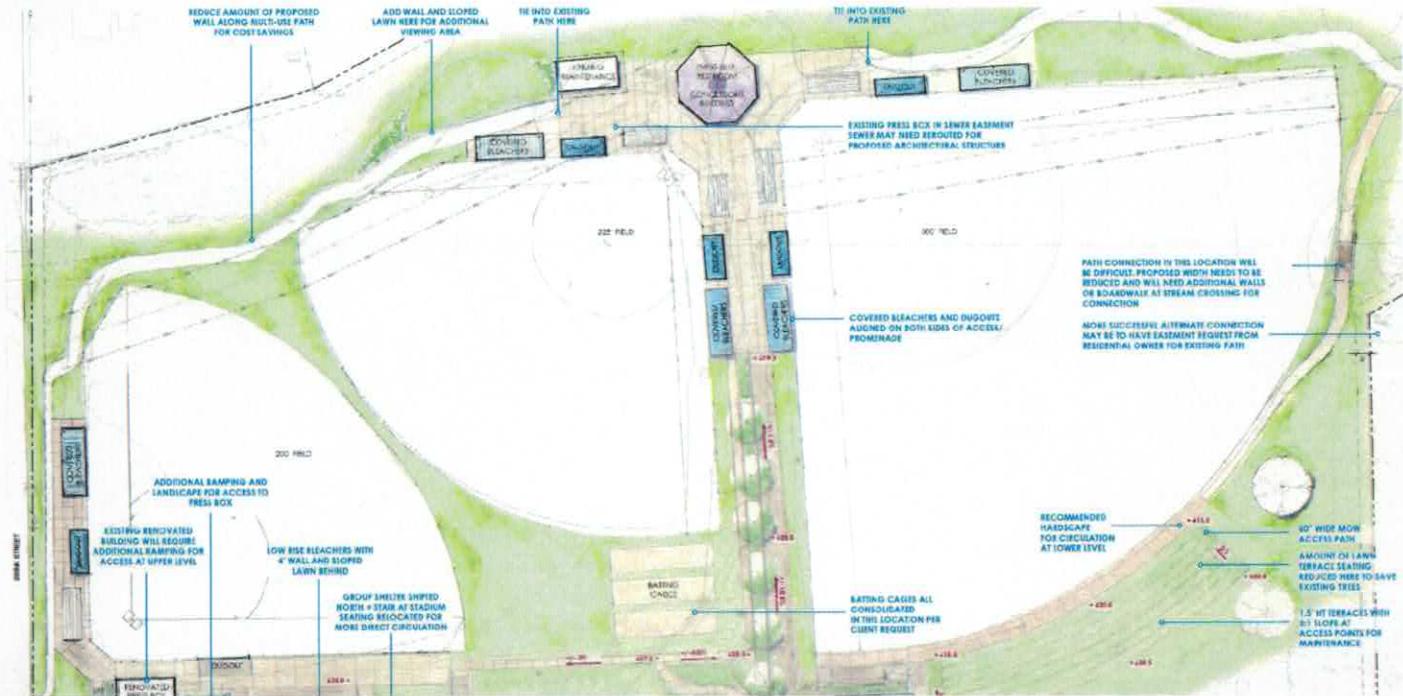
32.5 acres

### ARCHITECT

Citizen Design

### REFERENCE

C. Brian Bennett, PLA, ASLA  
Project Manager  
Mecklenburg County Asset and Facility Management  
980-314-2539  
brian.bennett@mecklenburgcountync.gov



## PARKS

**CLIENT**  
City of Concord

**PROJECT SIZE**  
22.5 acres

**ARCHITECT**  
Neighboring Concepts

**REFERENCE**  
George A. Berger, AICP  
Senior Planner  
Greenways & Parks  
Parks & Recreation Department  
704-920-5641  
bergerg@concordnc.gov

## HARTSELL PARK MASTER PLAN

CONCORD, NORTH CAROLINA

### PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

CJS/Bolton & Menk has been contracted to evaluate an existing 22.5 acre park in Concord North Carolina known as Hartsell Park. We will provide civil engineering and landscape architectural services for the renovation of existing features as well as the design of new program elements. CJS/Bolton & Menk is acutely focused on improving safety and accessibility concerns throughout the existing park while also looking to improve connectivity and provide more opportunities for the public to enjoy the park year-round. The programing elements to be renovated include three baseball/softball fields, basketball, volleyball, horseshoes, walking trails, parking, bathrooms and covered shelters. Exciting new program elements to be expected in the park include a brand-new themed playground and splash pad, four pickleball courts, badminton and cornhole.



## MECKLENBURG COUNTY PARK

MATTHEWS, NORTH CAROLINA

**PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING**

Colonel Francis Beatty Park is an existing regional park in Mecklenburg County. It is approximately 265 acres and is located at the Mecklenburg/Union County line.

We will be revisiting the existing master plan for the phases of the softball/baseball fields that were never implemented. The project includes the implementation of 2 new competition fields and renovation of 2 existing fields. The scope also includes athletic field lighting, expanded parking/circulation, stormwater management analysis.

### PARKS

#### CLIENT

Mecklenburg County Park and Recreation Department

#### PROJECT SIZE

265 acres

#### REFERENCE

C. Brian Bennett, PLA, ASLA  
Project Manager  
Mecklenburg County Asset and Facility Management  
980.314.2539 (O)